



Historic District Commission Meeting

Thursday, May 24, 2007

Council Chambers, City Hall, Claremont at 7:00 p.m.

Meeting Minutes

Meeting called to order by Chair Hall at 7:04 PM

I. ROLL CALL

Present: Jason Farrell, Deborah Cutts, Lori Richardson, John Hall, David Messier

Absent: Trinity Dix, Brenda Taite

II. REPORT OF THE SECRETARY - Minutes of May 3, 2007 Meeting

Motion to: Minutes of May 3, 2007 Meeting approved as amended

Made by: Mr. Messier **Second:** Ms. Richardson **Vote:** Unanimous

III. New Business:

- **(04-2007) SCS Housing, 69Z Island Street, Keene, NH 03431** - A Certificate of Appropriateness Application has been submitted to install new vinyl replacement windows and install vinyl siding at 45 Central Street. Map 119, Lot 356, Zone R-2

No Abutters present

Darren Duffy of Southwestern Community Services advised they are looking to install vinyl siding and windows on the exterior of the building at 45 Central Street. Mr. Duffy provided photos showing that almost every building in that area has vinyl siding and windows installed. Mr. Messier advised that they also own the building next door and Southwestern Services has been through this process a few times and he is not sure why they started the project before they received permission. They were not aware that they had to have permission for the windows. The siding has not been started. Mr. Messier reviewed the HDC Assessment and discussion with the board regarding the rating and importance of the building as a level 3.

Ms. Cutts asked how far into the project are they? Mr. Duffy advised that they are about half done with the windows. Mr. Messier advised Mr. Duffy that this building is a level 3 building and it is a significant building in the district. Southwestern Services agreed to go to a higher standard on the building next door due to the fact that it was in between two level 3 buildings. There are quite a few level 3 buildings in this area and this is one of the last level 3 buildings in the area. Mr. Duffy advised that the windows sashes are the only things being replaced. The program head did not realize until the building inspector called him that he was required to go in front of the board. If they could continue replacing the sashes they would replace the siding with cedar clapboard siding and repaint the trim. Mr. Messier advised that they could use an applied exterior grid instead of the true divide if the manufacturer they have chosen provides that.

Mr. Hall stated that they could do 6 over 6 vinyl applied exterior grid windows in the front and one over one in the back since it does not hurt the historical integrity since it cannot be seen from the road. Mr. Duffy advised that the rear windows are not the original windows. Mr. Messier confirmed that they would be willing to replace the siding with wood siding.

Mr. Messier asked if there is federal money involved in this project. Mr. Duffy advised that this is through the homeless and transitional housing program that is doing the project and they do not have a lot of money.

Criteria #1 - I move the building located at 45 Central Street based on the historical value rating of 3 has historic value as the Rectory for the Methodist Church and that it does relate and contribute to its setting.

Vote: Unanimous

Criteria #2 – I move the texture and materials proposed to be used are compatible with the existing buildings or structures and its setting and the surrounding use.

Vote: Unanimous

Mr. Messier asked what they will do if they cannot find an exterior grill. Mr. Duffy advised that they will make something work or they will have to find another window.

Criteria #3 – Does not apply to this application

Criteria #4 – Does not apply to this application

Criteria #5 – I move that the applicant's proposal will have a positive affect on the setting and will help to preserve and enhance the historic, architectural and cultural qualities of the district and community

Vote: Unanimous

Criteria #6 - Does not apply to this application – materials were addressed on criteria #2

Motion to: Based on the findings of fact I move that the Historic District Commission approve the application for a Certificate of Appropriateness subject to the condition that all windows will have a 6 over 6 applied mullion application to the exterior replicated as close to the original windows as possible.

Made by: Mr. Messier **Second:** Ms. Richardson **Vote:** Unanimous

- **(05-2007) Ralph Farnsworth, The Board Room, 54 Pleasant Street, Claremont, NH 03743** - A Certificate of Appropriateness Application has been submitted to install a sign indicating **The Board Room**, at 54 Pleasant Street. Map 120, Lot 85 Zone B-1. Property owner of record, WSK Goddard LTD Partnership.

No abutters present

Applicant not present. Board reviewed application and consensus from the board to continue application to the June Meeting and ask the applicant for more information such as sign construction, colors, locations, etc.

IV. Other

- Next Meeting June 28, 2007 will be a Presentation by Emily Paulus, Preservation Planner for the New Hampshire Division of Historical Resources, Concord, NH

V. Correspondence

- Certificate of Appropriateness issued to Eugene Lattuga

Consensus from the board that the Certificate of Appropriateness is signed by Ms. Aiken, although it would be appropriate to have the chair of the board reviews it via email before it is sent to the applicant.

VI. ADJOURNMENT

Motion to: To Adjourn

Made by: Mr. Messier **Second:** Mr. Farrell **Vote:** Unanimous

Meeting Adjourned at: 7:51 pm

Respectfully Submitted By,

Michelle Aiken

Boards and Commissions Coordinator